

**GENOA TOWNSHIP  
ZONING BOARD OF APPEALS  
MAY 18, 2004**

**MINUTES**

Chairman Doug Brown called the regular meeting of the Zoning Board of Appeals to order at 7:00 p.m. at the Genoa Township Hall. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Barbara Figurski, Jean Ledford, Joe Perri, Chris Hensick and Doug Brown. Also present were Township Staff member Adam Van Tassell and approximately 12 persons in the audience.

Moved by Ledford, supported by Figurski to approve the Agenda with the tabling of item #2. Motion carried unanimously.

A call to the public was made with no response.

**04-05...A request by C.A. and D.M. Malysz, Section 12, vacant Clark Lake Road, is for a front yard, side yard and waterfront variance to construct a new home. (tabled 3-16-04, 4-22-04)**

A call to the public was made with no response.

Moved by Hensick, supported by Ledford, to table to the next ZBA meeting to permit the petitioner to consider revising and submitting an alternate proposal on lot 115. Motion carried unanimously.

**04-14...A request by John Ludwig, Section 3, 491 Cherokee Bend, is for a side yard variance to construct a new home.**

A call to the public was made with no response.

After some discussion, it was the consensus of the board that the proper variance being requested should be 3 feet. The petitioner agreed to amend his petition to reflect the new setbacks.

Moved by Hensick, supported by Ledford, to grant a 3 foot variance on the north side of the petitioner's property to permit a 7 foot setback to construct a home to the dimension that appears in the information provided tonight. The hardship is the location of the existing garage and for the easements that burden the property. Motion carried unanimously.

**04-15...A request by Mark Harbour and Peggy Farmer, Section 9, 1053 Sunrise Park, is for a front yard, rear yard, waterfront and two side yard variances to construct a two story deck and a carport.**

A call to the public was made with no response.

Moved by Hensick, supported by Figurski, to grant a 2 foot south side variance on the water end of the house to permit a 2<sup>nd</sup> story uncovered unenclosed 2<sup>nd</sup> story deck with a 3 foot wide staircase extending parallel to the north side of the house terminating at the elevation of the lower level deck. The 2<sup>nd</sup> story deck is to be supported by 6 x 6 posts at each end of the deck and is to be 8 feet in depth from the house towards the water. The hardship is the location to the existing structure and the narrowness of the lot on the lake side. Motion carried unanimously.

Moved by Figurski, supported by Ledford, to deny the carport due to it being located 1 foot from the lot line and there is no hardship with the land. Motion carried as follows: Ayes- Hensick, Ledford, Figurski, Perri. Nay- Brown.

**04-16...A request by Schoolbell Childcare Center, Section 13, 7172 W. Grand River, is for a side yard variance to construct an addition.**

A call to the public was made with no response.

Moved by Figurski, supported by Ledford, to grant the variance for 7172 W. Grand River (Schoolbell Childcare), the 4 foot variance would be located on the east side. The hardship is the drainage on the west side of the property and the request to bring the property into conformity with the surrounding neighborhood. The motion carried as follows: Ayes- Ledford, Brown, Figurski, Perri. Nay- Hensick.

**04-17...A request by Michael Boggio (Crystal Gardens), Section 10, 5768 E. Grand River, is for a temporary sign variance.**

A call to the public was made with no response.

Moved by Hensick, supported by Perri, to table the petition per the petitioner's request for the next 3 Zoning Board of Appeals meetings. Motion carried unanimously.

**04-18...A request by John and Pamela Gomez, Section 10, 1094 Chemung Dr., is to amend a variance condition to allow a variance for a 2 story attached garage.**

A call to the public was made with no response.

Moved by Ledford, supported by Figurski, to grant petitioner's request to amend the original variance for the 2<sup>nd</sup> story attached garage due to a misunderstanding for the variance approved on August 19<sup>th</sup>, 2003, also for the self-reporting by the petitioner. Conditioned upon the house being guttered. Motion carried unanimously.

Moved by Figurski, supported by Ledford, to approve the Zoning Board of Appeals, April 20<sup>th</sup>, 2004 minutes with corrections. Motion carried unanimously.

The meeting was adjourned at 10: 14 p.m.

Respectfully submitted:

Amy Ruthig